



Kempsters
ESTATE AGENTS

46 Rookery View
Little Thurrock Grays RM17 6AU

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Asking price
£370,000

This lovely three bedroomed semi detached house is situated in a popular location within walking distance of Grays town centre. Features include a spacious lounge/diner with open plan fitted kitchen, ground floor cloakroom, stylish bathroom, approx 50' west facing rear garden with large summer house plus off road parking for two vehicles.



- Lounge/Diner 24'4 x 12'5
- Open Plan Fitted Kitchen 9'2 x 7'11
- Ground Floor Cloakroom
- Bedroom One 13'2 x 11'5
- Bedroom Two 11'3 x 10'3<11'10
- Bedroom Three 8' x 6'7
- Stylish Bathroom
- Sunny West Facing Rear Garden Approx 50'
- Large Summer House 15'6 x 8'11
- Off Road Parking For Two Vehicles At Front

ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, access to first floor, built-in under stairs storage cupboard, radiator, power points, wood flooring.

GROUND FLOOR CLOAKROOM

Opaque glazed window to side, smooth plastered ceiling, suite comprising wash hand basin and low flush toilet, tiled walls, tiled floor.

LOUNGE/DINER

24'4 x 12'5 (7.32m'1.22m x 3.66m'1.52m)

Double glazed bay window to front, double glazed French doors lead to rear garden, coved and smooth plastered ceiling with inset spotlights, two radiators, power points, wood flooring. Open plan to:

KITCHEN

9'8 x 7'11 (2.74m'2.44m x 2.13m'3.35m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for washing machine and fridge/freezer, concealed gas central heating boiler, partly tiled walls, power points, tiled floor.

FIRST FLOOR LANDING

Double glazed window to side, coved and smooth plastered ceiling, access to loft space, power points, fitted carpet.

BEDROOM ONE

13'2 x 11'5 (3.96m'0.61m x 3.35m'1.52m)

Double glazed bay window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BEDROOM TWO

11'3 x 10'3<11'10 (3.35m'0.91m x 3.05m'0.91m<3.35m'3.05m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.



BEDROOM THREE

8' x 6'7 (2.44m' x 1.83m'2.13m)

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

SUNNY WEST FACING REAR GARDEN

in excess of 50' (in excess of 15.24m')

Immediate patio area with matching pathway, remainder laid to lawn with fence surround, large summer house with fitted cupboards, power and light (15'6 x 8'11).

FRONT GARDEN

Brick paved providing off road parking for two vehicles.



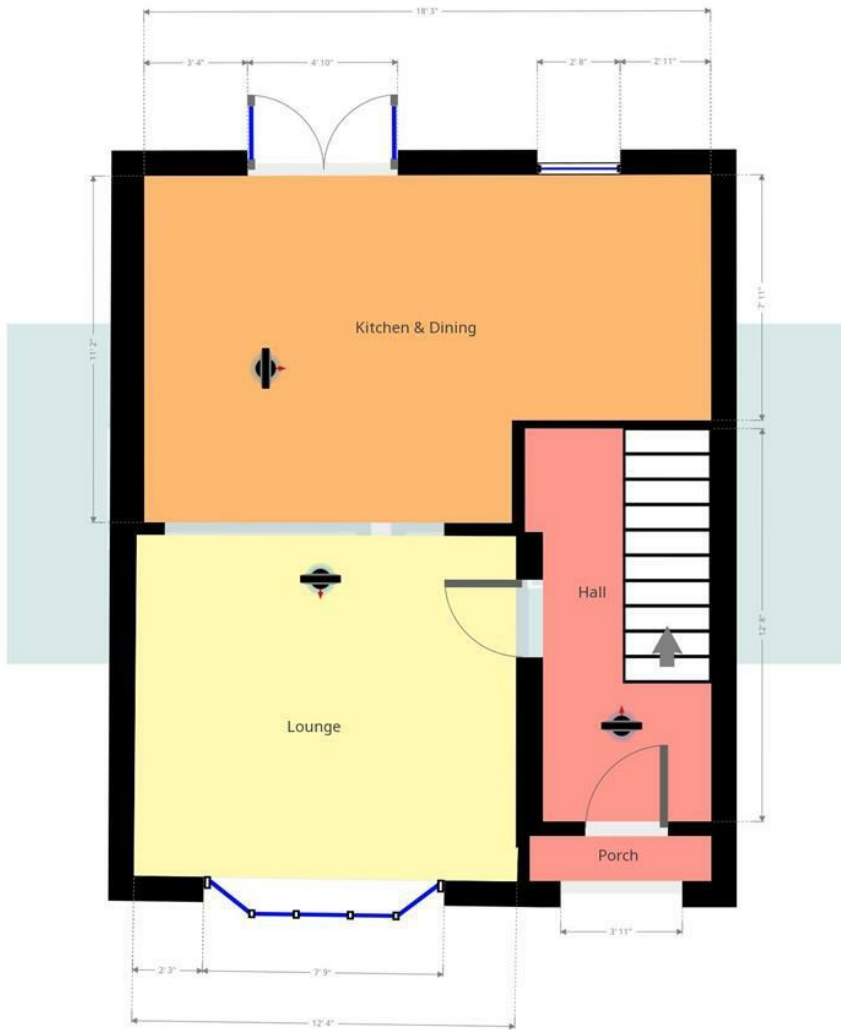




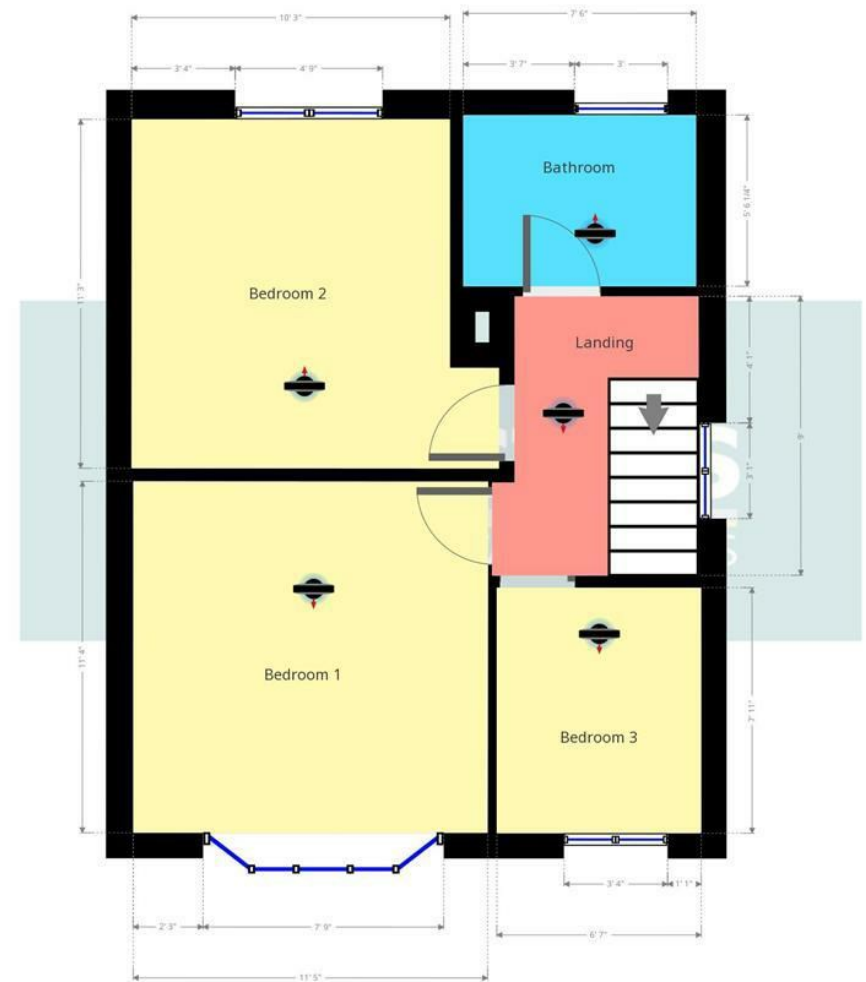








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